



**Councillor John Mackman**

**Deputy Leader of the Council**

**Report to Council on Tuesday 18 September**

This report covers the period from the Council meeting on 17 July 2018. During this period I have attended Executive and Executive Briefings and represented the Council at local and regional meetings including deputising for the Leader as required.

Reporting on the key items:-

**1) Planning Service Review**

Good progress has been made in the following areas:

In the period between 01.07.2018 to 29.08.2018, 100% of majors were determined within the statutory period or agreed extension of time. This equates to 3 determined, 2 within the statutory 13 weeks and 1 within the extension of time period agreed. This is compared with 75% in the same period last year. This equates to 4 determined, 1 within the statutory 13 weeks and 2 within the extension of time period agreed and 1 out of time. The figures are significantly higher than the national designation targets set by the Government for majors which is 60%.

In the period between 01.07.2018 to 29.08.2018, 69% of non-majors (minors and others) were determined within the statutory period or agreed extension of time. This equates to 80 determined, 37 within the statutory 8 weeks and 18 within the extension of time period agreed and 25 out of time. This is compared with 87% in the same period last year. This equates to 101 determined, 69 within the statutory 8 weeks, 19 within the extension of time period agreed and 13 out of time. The latest performance is one percent below the 70% national designation targets set by the Government target for non-majors. We have now filled the majority of vacant posts in the team and would expect performance to return to last year's levels, a staff structure chart is included for your reference.

5 appeals were determined in the period between 01.07.2018 to 29.08.2018 of which 50% were allowed and 50% dismissed. This equates to 2 allowed, 2 dismissed and 1 split decision.

Furthermore, we are continuing to consistently meet and exceed our pre-application fee income target and overall planning fees are increasing reflecting the number of applications and major schemes that have been submitted.

Pre-application discussions have continued to take place on major strategic schemes and we continue to work on the joint Planning Performance Agreement with North Yorkshire County Council for the Drax NSIP, in addition there are a number of major strategic applications that have been submitted which include Church Fenton Media Village and Gascoigne Wood.

Currently we have 22 Parishes who are consulted electronically; this has risen from the initial 4 Parishes. We will continue to work with the remaining Parishes who have not yet signed up so that eventually all Parish Councils can be electronically consulted.

We are continuing to strengthen our planning enforcement team. We now have a full time Senior Planning Enforcement Officer. We are also in the process of recruiting for extra resources to help manage the backlog and hope to resolve this shortly. We are currently advertising for an additional Planning Enforcement Officer on a fixed term for 12 months.

Work is continuing to install a new IT case load management tool/package which will be of great benefit to Planning Officers in managing their workloads. We have visited Leeds City Council to look at how they use Enterprise and particularly how this can help to support the Planning Enforcement Section.

We are continuing to finalise our Validation Checklist and Conditions manual. We will also be providing training to new starters on the use of planning conditions.

## **2) PLAN Selby – next steps**

The Site Allocation Local Plan has been deferred in order to complete further technical work and consultation which will inform the final version of the Site Allocations Local Plan.

### **Neighbourhood Plans**

The Planning Policy Team are continuing to provide support to the five designated Neighbourhood Plan Areas of Selby Town, Brayton, Church Fenton, Escrick and Ulleskelf. This includes attendance at meetings, reviewing documents and providing evidence to inform the preparation of the plans.

## **3) Eggborough Power Station DCO**

The independent Examination for Eggborough Power Station DCO has been completed and it is expected that a decision will be issued by the Planning Inspectorate in September 2018. We have worked collaboratively with North Yorkshire County Council on a joint PPA.

## **4) Drax Power Station DCO**

The Drax Repower project that was received by the Planning Inspectorate (PINS) on 29 May has now been 'accepted' (26 June) by PINS for 'Examination'.

The examining authority (a Planning Inspector or Inspectors) will now be appointed to 'Examine' the application...to basically hold a series of meetings almost in the form of a Public Inquiry. The applicant must now publicise that the application has been accepted and this authority will be given the opportunity, with the County Council to register as a relevant authority that wishes to make representations to and take part in the Examination.

PINS have a period of three months to make arrangements for the Examination and to arrange the 'pre-examination meeting' which also must be convened within that first three month period. The timescale requires that the Examining Authority must have concluded its Examination within six months of acceptance so we now know that all Examination hearings will have concluded by the end of December 2018. We have worked collaboratively with North Yorkshire County Council on a joint PPA.

## **5) Ferrybridge Station**

SSE is proposing to develop a new gas-fired power station and associated gas supply pipeline (together 'the project') at and near Ferrybridge, Knottingley, to be known as Ferrybridge D. The project will be located on and within the administrative boundaries of Wakefield Metropolitan District Council (WMDC), Selby District Council (SDC) and North Yorkshire County Council (NYCC).

The power station will be capable of producing up to 2,200 megawatts (MW). This means that the power station will be a nationally significant infrastructure project. SSE will require a Development Consent Order (DCO) under the Planning Act 2008.

The Council has been consulted on the Statement of Community Consultation for the project which it will provide comments on. This sets out how SSE will consult with the local community, including residents living within the vicinity of the project, the general public, community groups and local businesses. We intend to work collaboratively with North Yorkshire County Council on a joint PPA.

## **6) 5YHLS Appeals**

The Council has updated its 5 year housing land position to reflect the position at 31<sup>st</sup> March 2018. The updated 5 Year Housing Land Supply report is now available on the Council's website and concludes that the district has a 6.5 years deliverable supply of housing.

This position reflects the improvements the Council has made to monitor the progress of sites across the District with residential planning permission. The Council has not received any further appeals which relate to the 5 year supply of deliverable land.

## **7) Judicial Review of the approval for Lidl Supermarket and Pub on Staynor Hall**

Planning Committee granted approval for a Lidl Supermarket and pub on Bawtry Road near the Staynor Hall development in October 2017. The decision was challenged by way of Judicial Review. A hearing was scheduled in the High Court in Leeds in July. However in advance of that hearing the Claimant has agreed to withdraw the claim and pay the Council's costs.

This now means that works can commence including infrastructure works to Bawtry Road to accommodate the development which will be partly funded by the Council through the use of CIL receipts.

## **8) Selby and District Housing Trust**

The scheme to construct 5 family homes for the Trust at Landing Lane, Riccall is progressing well and in accordance with the 37 week build-out period. The Trust is working with Selby District Council to identify tenants for these properties, which are on target to be handed over in September 2018.

The construction of 12 affordable homes at Ousegate in Selby is progressing in accordance with the agreed programme and these homes are due to be handed over to the Trust in January 2019.

The Council's Executive on the 12th July noted that a second phase of development on smaller sites owned by the Council was being procured and that Detailed Business Cases for these sites would be submitted to the Executive for approval in October 2018 with a view to the next tranche of development starting on site in early 2019. The Trust is working closely with the Council to determine the amount of properties that will be constructed on its behalf

The Trust has agreed to acquire 12 family homes on a site at Orchard Park Ulleskelf that is now under construction. The first three properties are due to be handed over by September, with the remaining homes completed by December 2018.

**John Mackman**  
**Deputy Leader of the Council**